

HAMILTON COUNTY BOARD OF AVIATION MAY 22, 2003

The Hamilton County Board of Aviation Commissioners met on Thursday, May 22, 2003 in the Commissioner's Courtroom in the Hamilton County Government and Judicial Center, One Hamilton County Square, Noblesville, Indiana. The Board met in Executive Session at 6:35 pm in Conference Room 1A. President Larry Jacobi called the public session to order at 7:20 pm.

Roll Call was taken, with a quorum declared present of Larry Jacobi, Buddy Pylitt and Tim Tolson. Paul Spranger was absent.

Approval of Minutes

Buddy Pylitt motioned to approve the minutes of March 27, 2003. Tim Tolson seconded. Motion carried unanimously.

Approval of Executive Session Memoranda

Tim Tolson motioned to approve the Executive Session Memoranda of May 14, 2003. Buddy Pylitt seconded. Motion carried unanimously. Memoranda was corrected to show meeting was held at Mike Howard's office, 694 Logan Street, Noblesville, Indiana.

Tim Tolson motioned to approve the Executive Session Memoranda of May 22, 2003. Buddy Pylitt seconded. Motion carried unanimously.

President's Report

Larry Jacobi stated he and Mike Howard met with the FAA on May 2, 2003. They met with Gary Regan and Barbara Johnson and they discussed the AIP Grant Agreement, main goals in acquiring an airport and keeping Terry Airport as a public use airport. They also let us know that airport revenue is to be used for the airport. They were interested in the runway safety area, specifically moving the 100 low lead fuel from the northwest side of the runway to a different location. They were interested in getting the two buildings close to the runway demolished. We discussed the possibility of letting the T-hangars in the runway safety area remain for a period of time. It was also stated that we needed to send letters out to contract with a consulting firm. A RFQ was sent to several engineering firms and submitted for opening today. The RFQ's will be reviewed and a contract will be awarded on May 30, 2003.

Larry stated several articles appeared in the newspapers regarding the purchase of Terry Airport and the zoning issues with Abbitt Farms.

Larry received a letter from a traveler at Terry Airport who was very complimentary of the facilities at Terry Airport.

Larry stated he wrote a letter to Steve Niblick, Boone County Plan Commission, on April 30, 2003. The letter was regarding the Abbitt Farms development. The letter requested that Indiana law be abided by and the Aviation Board would like to see the covenants of the subdivision.

Buddy Pylitt stated Larry's letter of April 30th is consistent with discussions we have held during Executive Session during land acquisition and consistent with what all the board members believe is our position. Buddy commended Larry for the letter. Buddy stated there was a question whether the letter was legitimate. Letters in the past have been written on plain stationary and any suggestion by anyone that this letter was bogus or not authorized is inaccurate. Tim thanked Larry for writing the letter and stated we want to encourage developers to let their future landowners know they are within an airport vicinity. Larry stated we want to monitor what is being developed around the airport.

New Business

Sheridan Airport:

Larry stated he spoke with Jeff Apple, Sheridan Airport. They are building a 12 unit T-hangar at Sheridan Airport. They had a problem getting the building permit because of the zoning. Sheridan Airport land is zoned M1\P. "M1" is light industrial and "P" means it is special use. It therefore requires a special use variance in order to build a hangar. They are going through the planning process. They have a meeting on June 10 and another on June 17. They see no problems with getting the permit. Jeff suggested the Board look into seeing if the airports in Hamilton County could get a variance for airport use, so if they want to build a hangar all they would need is a building permit. Mike Howard stated he does not represent the Plan Commission or BZA. He has suggested to the Plan Commission that governmental uses should not be under their jurisdiction, but they did not agree with that. There is not much we can do about it.

Public Comments Time Limit

Tim Tolson motioned that for any public comments be limited to 5 minutes in duration. Buddy Pylitt seconded. Motion carried unanimously.

Old Business

Terry Airport:

Larry Jacobi stated we are moving forward with contracts with the owner of Terry Airport and the Fixed Base Operator (FBO).

RFQ Opening – Consulting Firm:

Mike Howard opened the RFQ's for consulting firms. RFQ's were received by Hansen Professional Services, Inc., Butler Fairman Suefert, and Mid-States Engineering. RW Armstrong sent a letter declining to participate.

Bond Ordinance:

Mike stated the County Council approved a resolution to move forward with the acquisition of Terry Airport. We proposed a financing structure, which would in addition to a mortgage back to the seller, would have two other financing components, one of cash and one of a \$2 million bond issue. The ordinance was before the County Council for introduction at the April meeting. The Council did not act on that. We have explored the ability to use CCD funds for this. He is preparing an opinion letter on its permitted use and the Council is leaving their options open. They meet on June 4 and at that time they will have the bond ordinance before them and will also have published legal notice of an additional appropriation of up to \$3 million. The total cost could be funded by cash, which would simplify the procedure. Mike is in the process of getting information from the Montgomery's. Several components need to be addressed - right away, landing lights, and some kind of secure weather tight cover for the ILS system. He has not received that cost information as of today. Those costs will be presented to the County Council and that issue will be addressed at 7:00 pm on June 4th. Even if funding is approved, it would be subject to final agreements being in place. We expect to close by July 1st.

Larry stated the Board will be meeting with the Montgomery's on May 30th at Terry Airport. Open session will be at 1:00 pm followed by Executive Session.

Public Comments

Brad Beaver asked what are the engineering firms quoting on? Mike stated it is not a quote, it is a description of services. When we met with the FAA, it was suggested that under federal regulations we are required to engage in a selective procedure if we are going to have an engineering firm representing us. We sent notices to 8 to 10 engineering firms to provide services and we also published notice in the newspaper.

Brad stated the airport zoning issue will not be possible. After he served 8 years on the Planning Commission, anything with a "P" overlay requires a planned unit development.

Brad asked if the anticipated date of closing on Terry Airport of July 1st is realistic? Mike stated he is hoping +/- 10 to 15 days. If we bond it, we would not meet the notice provisions and have the money available.

Upcoming Meetings:

Friday, May 30th at 1:00 pm at Terry Airport

Wednesday, June 4th at 7:00 pm – County Council Meeting

Thursday, June 26, 2003 at 6:30 pm.

2004 Budget:

Kim Rauch stated the 2004 budget instructions have been sent by the Auditor and are due to the Auditor June 27, 2003.

Buddy motioned to adjourn. Tim seconded. Motion carried unanimously.

Present:

Larry Jacobi
Tim Tolson
Buddy Pylitt
Mike Howard
Larry Creakbaum
Maria Muia
Brad Beaver
Dan Montgomery
Carl Winkler
Kim Rauch

Larry Jacobi, President

Date: _____

Kim Rauch, Secretary

Date: _____